

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
100 NORTH SENATE AVENUE N1058(B)
INDIANAPOLIS, IN 46204
PHONE (317) 232-3777
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January 30, 2009

The Honorable Laurie Renier
Kosciusko County Assessor
100 W. Center St, Room 209
Warsaw, IN 46580

Dear Ms. Renier:

RE: 2008 Annual Adjustment Ratio Study

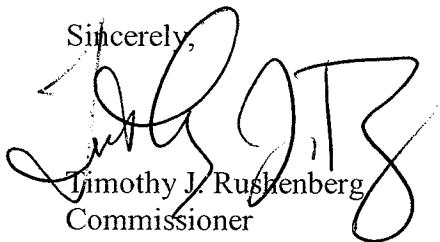
The Department of Local Government Finance has reviewed the information and data you originally submitted for the Kosciusko County 2008 ratio study as well as the supplemental information. The Department hereby approves the ratio study results based on the study presented without verifying the actual data in order to allow the preparation and delivery of the real property list to the County Auditor pursuant to IC 6-1.1-5-14.

Further studies may be warranted in order to ensure that the annual adjustment process was followed. Additionally, we would encourage you to use all possible sales, which lend greater validity to the sales ratio study.

In conjunction with our Data Analysis section, please continue to ensure your sales disclosure file database is compliant. For assessment year 2009, your 2007 and 2008 sales disclosure data files must be compliant with the rules of the DLGF.

If you have any questions or concerns, please feel free to contact Barry Wood, the Assessment Division Director, at (317) 232-3762 or by e-mail at Bwood@dlgf.in.gov.

Sincerely,



Timothy J. Ruskenberg
Commissioner

cc: Barry Wood, Assessment Director

Kosciusko County Trending Narrative

Kosciusko County used the valid sales that occurred between January 1st, 2006 and December 31st, 2007 for the 2008 payable 2009 annual adjustment process called “trending”. The sales were verified by phone calls, physically checking the properties and the Kosciusko County Multiple Listing Service. The Kosciusko County Board of Realtors and local appraisers have been a big help with information to values of properties.

Ratio studies were ran on all neighborhoods. We then analyzed the data and applied trending factors to the land and improvements, when indicated, for a market value for 2008. Appeal information was utilized where we had problem areas. The townships that had poor uniformity were then reassessed where needed. Some areas were redelineated and land base rates adjusted for the changes in market value.

Commercial and Industrial Properties

Industrial Improved and Vacant:

Due to the lack of sales, all of the improved industrials county wide were combined and analyzed in one Trending Study. The same was done to the Industrial Vacant; all of the vacant sales were analyzed in one Trending Study.

Commercial Vacant Sales:

These sales were done in 2 separate trending areas. One study was State Road 15 and US 30 around the Warsaw area, for Wayne and Plain Townships. The other study was for the rest of the sales in the county.

Commercial Improved Sales:

These sales were done in 8 separate trending areas.

The first area was for State Road 15 and US 30, around the Warsaw area, for Wayne and Plain Townships (these two townships both contain the city of Warsaw). The second area was for Center Street in Wayne Township. The third area was the downtown district for Wayne Township. The fourth area was for sales outside the city limits for Wayne and Plain Townships. The fifth area was for the rest of the sales for Warsaw, Wayne Township that were not in the downtown, major highways or Center Street. The sixth area was for all towns other than Warsaw for the other 16 townships. The seventh area was for State Road 13 on the south side of Syracuse, Turkey Creek Township. The eighth area was all sales left outside incorporated areas.

Apartments Sales:

Apartments were trended with two studies, one for 1-4 units and one for 5 and over units.

All Commercial Improved and Apartment sales are on one Ratio Sheet for the Study

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PROJECT ID	PROJECT NAME	START DATE	END DATE	STATUS	BUDGET	ACTUALS	VARIANCE	PERCENT	RISK	COMMENTS	LAST UPDATE	USER	IP ADDRESS	COUNTRY	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	EMAIL	WEBSITE	ADDRESS	CITY	STATE
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COUNTRY	CITY	STATE	COUNTRY #	CITY #	STATE #	COUNTRY TOTAL	CITY TOTAL	STATE TOTAL	COUNTRY TYPE	CITY TYPE	STATE TYPE	COUNTRY COUNT	CITY COUNT	STATE COUNT	COUNTRY NAME	CITY NAME	STATE NAME	COUNTRY ADDRESS	CITY ADDRESS	STATE ADDRESS	COUNTRY PHONE	CITY PHONE	STATE PHONE	COUNTRY FAX	CITY FAX	STATE FAX	COUNTRY EMAIL	CITY EMAIL	STATE EMAIL	COUNTRY WEBSITE	CITY WEBSITE	STATE WEBSITE	COUNTRY ZIP	CITY ZIP	STATE ZIP	COUNTRY LAT	CITY LAT	STATE LAT	COUNTRY LONG	CITY LONG	STATE LONG	COUNTRY ALTITUDE	CITY ALTITUDE	STATE ALTITUDE	COUNTRY POPULATION	CITY POPULATION	STATE POPULATION	COUNTRY AREA	CITY AREA	STATE AREA	COUNTRY DENSITY	CITY DENSITY	STATE DENSITY	COUNTRY TIMEZONE	CITY TIMEZONE	STATE TIMEZONE	COUNTRY CURRENCY	CITY CURRENCY	STATE CURRENCY	COUNTRY LANGUAGE	CITY LANGUAGE	STATE LANGUAGE	COUNTRY RELIGION	CITY RELIGION	STATE RELIGION	COUNTRY ETHNICITY	CITY ETHNICITY	STATE ETHNICITY	COUNTRY RACE	CITY RACE	STATE RACE	COUNTRY GENDER	CITY GENDER	STATE GENDER	COUNTRY AGE	CITY AGE	STATE AGE	COUNTRY EDUCATION	CITY EDUCATION	STATE EDUCATION	COUNTRY EMPLOYMENT	CITY EMPLOYMENT	STATE EMPLOYMENT	COUNTRY UNEMPLOYMENT	CITY UNEMPLOYMENT	STATE UNEMPLOYMENT	COUNTRY INCOME	CITY INCOME	STATE INCOME	COUNTRY TAXES	CITY TAXES	STATE TAXES	COUNTRY SERVICES	CITY SERVICES	STATE SERVICES	COUNTRY HEALTHCARE	CITY HEALTHCARE	STATE HEALTHCARE	COUNTRY RETAIL	CITY RETAIL	STATE RETAIL	COUNTRY HOUSING	CITY HOUSING	STATE HOUSING	COUNTRY TRANSPORT	CITY TRANSPORT	STATE TRANSPORT	COUNTRY INFRASTRUCTURE	CITY INFRASTRUCTURE	STATE INFRASTRUCTURE	COUNTRY ENVIRONMENT	CITY ENVIRONMENT	STATE ENVIRONMENT	COUNTRY CLIMATE	CITY CLIMATE	STATE CLIMATE	COUNTRY HISTORY	CITY HISTORY	STATE HISTORY	COUNTRY CULTURE	CITY CULTURE	STATE CULTURE	COUNTRY ARTS	CITY ARTS	STATE ARTS	COUNTRY SPORTS	CITY SPORTS	STATE SPORTS	COUNTRY RECREATION	CITY RECREATION	STATE RECREATION	COUNTRY LEISURE	CITY LEISURE	STATE LEISURE	COUNTRY ENTERTAINMENT	CITY ENTERTAINMENT	STATE ENTERTAINMENT	COUNTRY MEDIA	CITY MEDIA	STATE MEDIA	COUNTRY COMMUNICATIONS	CITY COMMUNICATIONS	STATE COMMUNICATIONS	COUNTRY UTILITIES	CITY UTILITIES	STATE UTILITIES	COUNTRY ENERGY	CITY ENERGY	STATE ENERGY	COUNTRY WASTE	CITY WASTE	STATE WASTE	COUNTRY WATER	CITY WATER	STATE WATER	COUNTRY AIR	CITY AIR	STATE AIR	COUNTRY SOIL	CITY SOIL	STATE SOIL	COUNTRY PLANTS	CITY PLANTS	STATE PLANTS	COUNTRY ANIMALS	CITY ANIMALS	STATE ANIMALS	COUNTRY FOOD	CITY FOOD	STATE FOOD	COUNTRY DRINKS	CITY DRINKS	STATE DRINKS	COUNTRY TOBACCO	CITY TOBACCO	STATE TOBACCO	COUNTRY GAMING	CITY GAMING	STATE GAMING	COUNTRY LOTTERY	CITY LOTTERY	STATE LOTTERY	COUNTRY CASINO	CITY CASINO	STATE CASINO	COUNTRY HORSE	CITY HORSE	STATE HORSE	COUNTRY RACING	CITY RACING	STATE RACING	COUNTRY BATTLES	CITY BATTLES	STATE BATTLES	COUNTRY MONUMENTS	CITY MONUMENTS	STATE MONUMENTS	COUNTRY LANDMARKS	CITY LANDMARKS	STATE LANDMARKS	COUNTRY SIGHTS	CITY SIGHTS	STATE SIGHTS	COUNTRY TOURS	CITY TOURS	STATE TOURS	COUNTRY TRAVEL	CITY TRAVEL	STATE TRAVEL	COUNTRY HOTELS	CITY HOTELS	STATE HOTELS	COUNTRY RESTAURANTS	CITY RESTAURANTS	STATE RESTAURANTS	COUNTRY BARS	CITY BARS	STATE BARS	COUNTRY NIGHTLIFE	CITY NIGHTLIFE	STATE NIGHTLIFE	COUNTRY MUSIC	CITY MUSIC	STATE MUSIC	COUNTRY THEATRE	CITY THEATRE	STATE THEATRE	COUNTRY CONCERTS	CITY CONCERTS	STATE CONCERTS	COUNTRY FESTIVALS	CITY FESTIVALS	STATE FESTIVALS	COUNTRY CELEBRATIONS	CITY CELEBRATIONS	STATE CELEBRATIONS	COUNTRY TRADITIONS	CITY TRADITIONS	STATE TRADITIONS	COUNTRY CUSTOMS	CITY CUSTOMS	STATE CUSTOMS	COUNTRY BELIEFS	CITY BELIEFS	STATE BELIEFS	COUNTRY MYTHS	CITY MYTHS	STATE MYTHS	COUNTRY LEGENDS	CITY LEGENDS	STATE LEGENDS	COUNTRY TALES	CITY TALES	STATE TALES	COUNTRY SONGS	CITY SONGS	STATE SONGS	COUNTRY DANCES	CITY DANCES	STATE DANCES	COUNTRY GAMES	CITY GAMES	STATE GAMES	COUNTRY PASTIMES	CITY PASTIMES	STATE PASTIMES	COUNTRY HOBBIES	CITY HOBBIES	STATE HOBBIES	COUNTRY INTERESTS	CITY INTERESTS	STATE INTERESTS	COUNTRY ACTIVITIES	CITY ACTIVITIES	STATE ACTIVITIES	COUNTRY PAST	CITY PAST	STATE PAST	COUNTRY PRESENT	CITY PRESENT	STATE PRESENT	COUNTRY FUTURE	CITY FUTURE	STATE FUTURE	COUNTRY VISION	CITY VISION	STATE VISION	COUNTRY DREAMS	CITY DREAMS	STATE DREAMS	COUNTRY HOPE	CITY HOPE	STATE HOPE	COUNTRY FAITH	CITY FAITH	STATE FAITH	COUNTRY LOVE	CITY LOVE	STATE LOVE	COUNTRY DEATH	CITY DEATH	STATE DEATH	COUNTRY AFTERLIFE	CITY AFTERLIFE	STATE AFTERLIFE	COUNTRY SPIRITUALITY	CITY SPIRITUALITY	STATE SPIRITUALITY	COUNTRY RELIGION	CITY RELIGION	STATE RELIGION	COUNTRY ETHNICITY	CITY ETHNICITY	STATE ETHNICITY	COUNTRY RACE	CITY RACE																																																																																																																																																																																																																																												
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GENERAL INFORMATION			PROJECT INFORMATION		PROJECT LOCATION		PROJECT TYPE		PROJECT STATUS		PROJECT COST		PROJECT RISK		PROJECT IMPACT	
PROJECT NAME	PROJECT ID	PROJECT CODE	PROJECT TYPE	PROJECT STATUS	PROJECT LOCATION	PROJECT TYPE	PROJECT STATUS	PROJECT COST	PROJECT RISK	PROJECT IMPACT	PROJECT STATUS	PROJECT COST	PROJECT RISK	PROJECT IMPACT	PROJECT STATUS	PROJECT COST
PROJECT A	1001	1001-001	1001	1001	1001	1001	1001	1001	1001	1001	1001	1001	1001	1001	1001	1001
	1002	1002-002	1002	1002	1002	1002	1002	1002	1002	1002	1002	1002	1002	1002	1002	1002
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PROJECT C	1021	1021-021	1021	1021	1021	1021	1021	1021	1021	1021	1021	1021	1021	1021	1021	1021
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PROJECT D	1031	1031-031	1031	1031	1031	1031	1031	1031	1031	1031	1031	1031	1031	1031	1031	1031
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PROJECT E	1041	1041-041	1041	1041	1041	1041	1041	1041	1041	1041	1041	1041	1041	1041	1041	1041
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PROJECT F	1051	1051-051	1051	1051	1051	1051	1051	1051	1051	1051	1051	1051	1051	1051	1051	1051
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	1053	1053-053	1053	1053	1053	1053	1053	1053	1053	1053	1053	1053	1053	1053	1053	1053
	1054	1054-054	1054	1054	1054	1054	1054	1054	1054	1054	1054	1054	1054	1054	1054	1054
	1055	1055-055	1055	1055	1055	1055	1055	1055	1055	1055	1055	1055	1055	1055	1055	1055
	1056	1056-056	1056	1056	1056	1056	1056	1056	1056	1056	1056	1056	1056	1056	1056	1056
	1057	1057-057	1057	1057	1057	1057	1057	1057	1057	1057	1057	1057	1057	1057	1057	1057
	1058	1058-058	1058	1058	1058	1058	1058	1058	1058	1058	1058	1058	1058	1058	1058	1058
	1059	1059-059	1059	1059	1059	1059	1059	1059	1059	1059	1059	1059	1059	1059	1059	1059
	1060	1060-060	1060	1060	1060	1060	1060	1060	1060	1060	1060	1060	1060	1060	1060	1060
PROJECT G	1061	1061-061	1061	1061	1061	1061	1061	1061	1061	1061	1061	1061	1061	1061	1061	1061
	1062	1062-062	1062	1062	1062	1062	1062	1062	1062	1062	1062	1062	1062	1062	1062	1062
	1063	1063-063	1063	1063	1063	1063	1063	1063	1063	1063	1063	1063	1063	1063	1063	1063
	1064	1064-064	1064	1064	1064	1064	1064	1064	1064	1064	1064	1064	1064	1064	1064	1064
	1065	1065-065	1065	1065	1065	1065	1065	1065	1065	1065	1065	1065	1065	1065	1065	1065
	1066	1066-066	1066	1066	1066	1066	1066	1066	1066	1066	1066	1066	1066	1066	1066	1066
	1067	1067-067	1067	1067	1067	1067	1067	1067	1067	1067	1067	1067	1067	1067	1067	1067
	1068	1068-068	1068	1068	1068	1068	1068	1068	1068	1068	1068	1068	1068	1068	1068	1068
	1069	1069-069	1069	1069	1069	1069	1069	1069	1069	1069	1069	1069	1069	1069	1069	1069
	1070	1070-070	1070	1070	1070	1070	1070	1070	1070	1070	1070	1070	1070	1070	1070	1070
PROJECT H	1071	1071-071	1071	1071	1071	1071	1071	1071	1071	1071	1071	1071	1071	1071	1071	1071
	1072	1072-072	1072	1072	1072	1072	1072	1072	1072	1072	1072	1072	1072	1072	1072	1072
	1073	1073-073	1073	1073	1073	1073	1073	1073	1073	1073	1073	1073	1073	1073	1073	1073
	1074	1074-074	1074	1074	1074	1074	1074	1074	1074	1074	1074	1074	1074	1074	1074	1074
	1075	1075-075	1075	1075	1075	1075	1075	1075	1075	1075	1075	1075	1075	1075	1075	1075
	1076	1076-076	1076	1076	1076	1076	1076	1076	1076	1076	1076	1076	1076	1076	1076	1076
	1077	1077-077	1077	1077	1077	1077	1077	1077	1077	1077	1077	1077	1077	1077	1077	1077
	1078	1078-078	1078	1078	1078	1078	1078	1078	1078	1078	1078	1078	1078	1078	1078	1078
	1079	1079-079	1079	1079	1079	1079	1079	1079	1079	1079	1079	1079	1079	1079	1079	1079
	1080	1080-080	1080	1080	1080	1080	1080	10								

[illegible]

[illegible]